

- DESIGN STATEMENT / OBJECTIVES**
- PLANTING WILL BE DESIGNED TO OBSCURE UNDESIRABLE VIEWS (AUTOMOBILE, STORAGE, UTILITY AREAS, ETC.) AND ADD CHARACTER AND INTEREST TO THE SITE. WHERE PLANTING AREA EXCEEDS EIGHT FEET IN WIDTH MOUNDING SHALL BE USED. PLANTING SHALL BLEND WITH DESIGN PROPOSED FOR ADJACENT PROPERTY.
 - ARCHITECTURAL ELEMENTS OF THE SITE WILL BE RELATED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
 - ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
 - COLOR FROM PLANT FOLIAGE, BARK OR FLOWERS WILL BE UTILIZED TO CREATE A FRIENDLY, HARM AND VISUALLY EXCITING LANDSCAPE ENVIRONMENT. THEMATIC COLOR SCHEMES WILL BE UTILIZED IN DEVELOPING PROJECT IDENTITY. SEE FINAL PLANTING PLANS FOR INSTALLATION LAYOUT, DETAILS AND SPECIFICATIONS.
 - ALL OUTDOOR STORAGE, LOADING, REFUSE AND UTILITY AREAS WILL BE VISUALLY SCREENED ON ALL SIDES (EXCEPT AT ACCESS POINTS). PLANTING WILL BE USED TO SOFTEN HARD MATERIALS WHERE SUCH ARE USED FOR SCREENING.
 - VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OR TREES, SHRUBS AND/OR GROUND COVERS. HOWEVER, THESE AREAS SHALL NOT DETRACT FROM THE BUILDING AND THE FOCUS OF THE SITE.
 - LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE - A MINIMUM OF TWO PERCENT (2%) AWAY FROM BUILDING IN PLANTING AREAS. SEE CIVIL ENGINEERING PLANS FOR FINAL GRADING.
 - IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION. AREAS ADJACENT TO STRUCTURES, ROADWAYS, ENTRIES AND ACTIVITY AREAS WILL BE IRRIGATED WITH PERMANENT BELOW GRADE AUTOMATED SYSTEMS. IRRIGATION SHALL UTILIZE RECYCLED WATER.
 - IRRIGATION SYSTEMS SHALL UTILIZE LOW PRECIPITATION FIXED AND POP-UP STEAM ROTOR, SHRUB SPRAY AND BUBBLER HEADS FOR TRANSITIONAL LANDSCAPE AREAS, ADJACENT OPEN SPACE, PARKWAYS, PARKING AREA LANDSCAPING, BUILDING PERIMETER LANDSCAPE PLANTING AND ALL LAWN AREAS. POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKS, DRIVES AND ACTIVITY AREAS.
 - ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
 - ALL PLANTING AREAS WILL BE PRIVATELY MAINTAINED IN A NEED AND DEBRIS FREE CONDITION.

MAINTENANCE NOTE:
THE OWNER WILL BE RESPONSIBLE FOR ON-GOING LANDSCAPE MAINTENANCE OF THE PARKWAY AND MEDIAN PLANTINGS, DETENTION BASINS, VEGETATED SWALES, AND SLOPE PLANTINGS UNTIL SUCH TIME AS A MAINTENANCE DISTRICT IS FORMED.

PHASING NOTE:
LANDSCAPE PLAN WILL FOLLOW THE PHASING ESTABLISHED BY CIVIL ENGINEER PLAN. SEE CIVIL PLANS SHEET NUMBERS C1 AND C5.

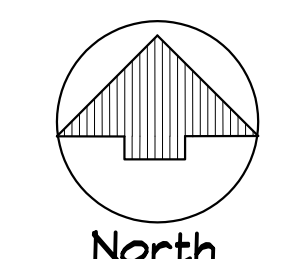
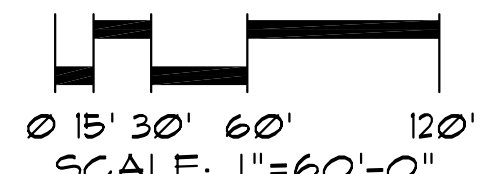
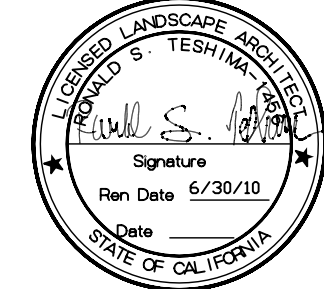
MINIMUM TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	10 feet
Intersection (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE SHEET BELOW LEFT

MATCHLINE - SEE SHEET L-2

MATCHLINE - SEE SHEET L-3



SEE SHEET L-3 FOR PLANT LIST
SEE SHEET L-5 FOR LANDSCAPE STREET SECTIONS

NOTE

PRELIMINARY LANDSCAPE PLAN
NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF SOLUTIONS TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES FULL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.

REVISIONS	BY
7-16-10 REV. PER COUNTY COMMENTS	MS
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PRELIMINARY LANDSCAPE PLAN	
SAN DIEGO OTAY BUSINESS PARK COUNTY OF SAN DIEGO, CALIFORNIA	
Date:	2-5-10
Scale:	AS SHOWN
Drawn:	MS
Job:	06-40
Sheet	L-1
of 5 Sheets	